

Bilambil heights NSW 2486

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 29 +25	MEDIAN PRICE \$1,225,000 -21%	AVERAGE PRICE \$908,333 -41%
HIGHEST SALE \$1,300,000	LOWEST SALE \$200,000	TOTAL VALUE \$17.79M

POSTCODE 2486 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$815	OBSERVATIONS 39
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Figures cover the entire 2486 postcode area, not Bilambil heights alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,225,000 -21%	AVERAGE PRICE \$908,333 -41%	TOTAL SALES 29 +625%
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PROPERTY TYPE BREAKDOWN

Vacant lands		26 (90%)
Residentials		3 (10%)

KEY MARKET INSIGHTS

- 29 properties settled in Bilambil heights NSW 2486 in July 2026 — 3 residential and 26 non-residential (commercial or land).
- The residential median sale price fell 21% to \$1,225,000, down from \$1,550,000 in June.
- Vacant lands accounted for 90% of sales (26 of 29), compared to 10% for residentials (3).
- Prices ranged widely — from \$200,000 to \$1,300,000, a spread of \$1,100,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 BOLWARRA PL	Residential	\$1,300,000	17 Jul
47 BROADWATER ESP	Residential	\$1,225,000	6 Jul
5 COAST VIEW	Vacant land	\$749,000	20 Jul
8 GLIDER RDGE	Vacant land	\$725,000	20 Jul
3 DIANE CRES	Vacant land	\$700,000	24 Jul
10 GLIDER RDGE	Vacant land	\$695,000	20 Jul
12 GLIDER RDGE	Vacant land	\$685,000	21 Jul
14 GLIDER RDGE	Vacant land	\$630,000	20 Jul
46 WALMSLEYS RD	Vacant land	\$585,000	7 Jul
3 COAST VIEW	Vacant land	\$585,000	20 Jul
11 COAST VIEW	Vacant land	\$580,000	20 Jul
9 COAST VIEW	Vacant land	\$575,000	20 Jul
20 COAST VIEW	Vacant land	\$560,000	20 Jul